

**From:** Amy Brownell  
**Sent:** Wednesday, January 23, 2008 2:26 PM  
**To:** Forman, Keith S CIV OASN (I&E) BRAC PMO West; Kito, Melanie R CIV NAVFAC SW  
**CC:** Tiffany Bohee  
**Subject:** Fw: memo sent to NFL  
**Attachments:** ICON memo 1 22 08 final.pdf; Att -1 Parcel 49 & Parcel B Site Plan.pdf; Att 2 - HPS ET Overview Schedule011808.pdf

Hi Keith and Melanie:

pls see attached Env Conds Report  
please let us know if there are any major flaws to Attachment 3 (next email) - especially if we have missed any major contamination piece.

thanks,  
Amy Brownell, P.E.  
San Francisco Health Department  
1390 Market St., Suite 910  
San Francisco, CA 94102  
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amy.brownell@sfdph.org  
----- Forwarded by Amy Brownell/DPH/SFGOV on 01/23/2008 02:13 PM -----

Amy	
Brownell/DPH/SFGO	
V	To
	gordonhart@paulhastings.com, Elaine
01/23/2008 02:05	Warren/CTYATT@CTYATT, Nicole
PM	Franklin/REDEV/SFGOV@SFGOV, Alex
	Andrade/REDEV/SFGOV@SFGOV, Thor
	Kaslofsky/REDEV/SFGOV@SFGOV,
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	sreinis@treadwellrollo.com
	cc
	Subject
	memo sent to ICON

Hi all:

attached is memo and attachments 1 and 2 that were sent to ICON. I'll send attachments 3 and 4 in separate email.

thanks,

Amy Brownell, P.E.

San Francisco Health Department

1390 Market St., Suite 910

San Francisco, CA 94102

415-252-3967

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(See attached file: ICON memo 1 22 08 final.pdf)(See attached file: Att -1  
Parcel 49 & Parcel B Site Plan.pdf)(See attached file: Att 2 - HPS ET  
Overview Schedule011808.pdf)

**MEMORANDUM**

TO: Timothy Romani, President and CEO, ICON Venue Group  
Ron Sally, Senior Vice President, ICON Venue Group

FROM: Michael Cohen, Director

COPIES: Carmen Policy, Dan Barrett

DATE: January 22, 2008

RE: Hunters Point Shipyard Cleanup and Transfer for Construction of New 49ers Stadium

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Please find below a memorandum and supporting documentation addressing the environmental remediation issues related to building a new football stadium for the San Francisco 49ers on a portion of the Hunters Point Shipyard. Specifically, this memorandum covers three issues: (i) funding and schedule, (ii) an environmental conditions summary for the stadium site, and (iii) the City's contingency plan for parking areas.

1. Funding and Schedule. This year's 82 Million Dollar federal appropriation for the cleanup of the Hunters Point Shipyard provides sufficient funding for the Navy to complete the cleanup of the 27-acre stadium site on a portion of Parcel D, shown as Parcel 49 on the Site Map attached hereto at Attachment 1, and the approximately 60-acre site known as Parcel B. Parcel B will be developed to include approximately 2,500 residential units, approximately 75,000 square feet of retail and the first phase of the project's network of waterfront parks on 30 acres. The transfer of Parcel B is not necessary for stadium construction, but is an important step in the City's redevelopment goals for the overall site. Based on the overview Schedule attached hereto as Attachment 2, Parcel 49 will be ready for transfer by the fourth quarter of 2009, in time for the 49ers to build a new stadium for the 2012 football season (based on a 30-month stadium construction schedule) and Parcel B will be ready for transfer by the first quarter of 2010. As shown on the attached Schedule, site preparation of the stadium pad could begin as early as the third quarter of 2009 under a lease or license from the Navy prior to transfer.
2. Environmental Conditions of Parcel 49. While Parcel 49 is an exceedingly well characterized site, as a result of a more than a decade of rigorous regulatory oversight and environmental analysis, we recognize that there are risks associated with the certainty of the timing of the development of any "Brownfield" site. Accordingly, as you requested, Treadwell and Rollo, one of the country's leading environmental remediation firms, has prepared a summary of the environmental conditions of Parcel 49, attached as Attachment 3, including a description of typical risk-management techniques for dealing with

unforeseen conditions, such as the use of a regulator-approved Risk Management Plan and environmental insurance.

3. Parking Areas. According to the Schedule, the parking areas for the stadium shown on the attached Site Map as “Dual Use Parking” should be ready for transfer by the 3<sup>rd</sup> quarter of 2011. However, because the funding for the cleanup of these areas has not already been guaranteed, we have developed a “contingency” parking plan that requires no further cleanup of soil or groundwater at the site and only clearance of several above ground structures – a task that can be completed in the time available. In short, the contingency parking plan, shown on Attachment 4, involves leasing the necessary property from the Navy and building temporary parking surfaces which would, in fact, be constructed as an interim step towards the City’s final objective of creating dual-use sports fields on the parking areas. The temporary parking surfaces – either asphalt or gravel – would provide first-class parking surfaces that are better than many of the parking options currently available at Monster Park. The contingency parking plan shows approximately 14,000 parking spaces that we can provide on the Shipyard, and we could locate the other parking in nearby lots. Under this contingency scenario, final remediation efforts would be conducted during the off-season. While this approach could delay the City’s objective of being able to use the stadium parking areas for community recreation needs on non-game days, it also means that we have enough federal funding in hand today to deliver the 49ers a world class NFL experience on the Hunters Point Shipyard.





Parcel B

Parcel 49



# Hunters Point Shipyard Early Transfer Overview

[illegible]

# Hunters Point Shipyard Early Transfer Overview

[illegible]